**AGARWAL DAVE & CO.**
**Chartered Accountants**
**306, 3rd Floor, Honey Indra Tower,**
**Beside Unnati Motors,**
**Shastri Nagar Square, Nagpur-440008**
**Email ID: calalitdave@gmail.com**
**Cell:8446581165**

**Annexure F**
**FORM 5**

***(See* Regulation 4)**

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 14-10-2023

To,

The Naidu Apartments Prop. Shri Anantram Ramdas Naidu

Plot No. 25, Surendra Nagar,

Nagpur.

**SUBJECT:** Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by Naidu Apartments Prop. Shri Anantram Ramdas Naidu for the period from 01.04.2022 to 31.03.2023 respect to Maha RERA Registration Number P50500033184.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate: Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the Promoter, during our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Naidu Apartments Prop. Shri Anantram Ramdas Naidu for the period ended 31.03.2023 and hereby certify that:

**A. Deposits:**

| | | **For this Fiscal year** | **Total for this project till date** |
|---|---|---|---|
| 1. | Total amount collected from allottees | 94,40,737/- | 1,31,40,737/- |
| 2. | % of amount to be deposited as per act | 70% | 70% |
| 3. | Amount to be deposited as per act (1*2) | 66,08,516/- | 91,98,516/- |
| 4. | Total amount deposited in the Designated Bank Account | 64,68,516/- | 64,68,516/- |

| | | | |
|---|---|---|---|
| 5. | % of Amount deposited in Designated Bank Account [(4)1(1)* 100] | 68.52% | 49.22% |
| 6. | Shortfall/Excess deposit (3-4) | 2,00,000/- | 27,30,000/- |

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? Yes, except the following:

During the fiscal year 2021-22, Rs. 17,00,000/- has been received from allotees in the personal account (Saving Account No. 10371329732) of Mr. Jairam Naidu who is co-promoter in the project. Prior to fiscal year 2021-22, Rs. 16,00,000/- has been received in the personal account (Saving Account No. 38599976896) and Rs. 4,00,000/- has been received in the current account (Current Account No. 10086695522) of Mr. Anantram Ramdas Naidu who is the promoter of the project.

During the fiscal year 2022-23, Rs. 2,00,000/- received from 1 allotees has been deposited in RERA Utilization Account.

**B. Withdrawals**

| | | **For this Fiscal year** | **Total for this project till date** |
|---|---|---|---|
| 1. | Opening Balance of Designated Bank Account | - | - |
| 2. | Total Deposits | 64,68,516.08/- | 64,68,516.08/- |
| 3. | Total amount withdrawn | 64,68,516.00/- | 64,68,516.00/- |
| 4. | Closing Balance | 0.08/- | 0.08/- |

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? **- Yes.**

During the fiscal year 2021-22, Rs. 21,00,000/- received from the allotee and the amount of Rs. 16,00,000/- received in prior years has been withdrawn by the promoter for payment of building sanction dues.

**C. Utilization**

We certify that, Naidu Apartments Prop. Shri Anantram Ramdas Naidu has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

During the fiscal year 2021-22, Rs. 21,00,000/- received from the allotee and the amount of Rs. 16,00,000/- received in prior years has been utilized by the promoter for payment of building sanction dues.

**D. Any Qualifications / Observations of CA**

| | |
|---|---|
| **1.** | **During the fiscal year 2021-22, the promoter was in the process of obtaining building sanction, RERA registration, RERA bank account etc. Subsequently RERA registration was obtained on 09.02.2022 and RERA designated bank account was opened on 26.04.2022 with IDFC Bank. Till RERA designated bank account was opened, all the transactions i.e. deposit and withdrawal were made in personal saving and current account of the promoter and joint promoter and utilized for payment of building sanction dues.** |
| **2.** | **During the fiscal year 2022-23, Rs. 2,00,000/- received from 1 allotees has been deposited in RERA Utilization Account instead of RERA Collection Account.** |

Date:

Agreed and Accepted by:

Signature of Promoter

Name

For AGARWAL DAVE &CO
(Chartered Accountant)

LALIT K DAVE

Digitally signed by LALIT K DAVE
Date: 2023.10.17 19:03:43 +05'30'

CA. LALIT DAVE
(Partner)
M.NO. 158110
FRN NO. 024554N

**UDIN NO:-23158110BGXFUS3356**